

REPORT OF THE TAX DELINQUENCY SUBCOMMITTEE

October 14, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Sims, Commissioners Beavers, Butler and Murphy (4)

Absent: Vice Chairman Goslin, Commissioners Moreno and Peraica (3)

Also Present: Stephanie Milito – Planner, Department of Planning and Economic Development;
Randy Kemmer – Deputy Supervisor, Real Estate Taxation Section, Office of the Cook County State’s Attorney

Ladies and Gentlemen:

Your Tax Delinquency Subcommittee of the Board of Commissioners of Cook County met pursuant to notice on Wednesday, October 14, 2009 at the hour of 11:00 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Subcommittee has considered the following items and, upon adoption of this report, the recommendations are as follows:

301809 CITY OF CHICAGO (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Christine Raguso, Acting Commissioner, Department of Community Development, City of Chicago.

Re: No Cash Bid Request Package for the City of Chicago.

This letter is to inform you of the City of Chicago’s wish to participate in the Cook County No Cash Bid Program. The City of Chicago is interested in acquiring the following parcels that are delinquent in real estate taxes.

Please accept this request to approve the following 12 property index numbers (PINs) for purchase at the 2009 Scavenger Sale.

CITY OF CHICAGO

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
16-13-327-020-0000	558
16-24-102-017-0000	448 <u>571</u>
20-12-100-002-0000	255
20-23-402-004-0000	261
25-24-214-020-0000	291
25-24-422-024-0000	292
25-27-103-001-0000	293
25-34-103-029-0000	293
25-34-103-031-0000	293
25-34-312-039-0000	293
25-34-314-021-0000	293
26-30-405-009-0000	303

The City of Chicago will file for tax exempt status for each parcel acquired and maintain the status for municipal use or until the tax deed(s) are conveyed to a developer, depending on the end-use for each PIN. Currently, there are no Third Party Requestors for any of the PINs.

The City of Chicago will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel(s). The City of Chicago agrees to submit to the Cook County Office of Economic Development No Cash Bid reports on the status of each parcel for five years or until development is complete, whichever occurs last.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Butler, seconded by Commissioner Murphy, moved the Approval of Communication No. 301809 as Amended, except for the following PIN Numbers: 16-13-327-020-0000, 20-23-402-004-0000, 25-27-103-001-0000. The motion carried.

301810 CITY OF CHICAGO (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Christine Raguso, Acting Commissioner, Department of Community Development, City of Chicago.

Re: No Cash Bid Request Package for the City of Chicago.

This letter is to inform you of the City of Chicago's wish to participate in the Cook County No Cash Bid Program. The City of Chicago is interested in acquiring the following parcels that are delinquent in real estate taxes.

Please accept this request to approve the following 21 property index numbers (PINs) for purchase over-the-counter at the earliest available time.

CITY OF CHICAGO

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
20-19-223-044-0000	427	25-21-107-025-0000	467
20-19-231-025-0000	427	25-21-107-026-0000	467
20-19-231-026-0000	427	25-22-304-007-0000	291
20-19-231-034-0000	427	25-24-207-019-0000	291
20-20-116-001-0000	429	25-34-103-013-0000	293
20-20-116-002-0000	429	25-34-106-013-0000	293
25-04-129-027-0000	448	25-34-116-019-0000	293
25-04-129-028-0000	448	25-34-312-040-0000	293
25-04-129-029-0000	448	25-34-312-050-0000	293
25-14-101-055-0000	288	25-34-403-009-0000	294
25-14-101-056-0000	288		

The City of Chicago will file for tax exempt status for each parcel acquired and maintain the status for municipal use or until the tax deed(s) are conveyed to a developer, depending on the end-use for each PIN. Currently, there are no Third Party Requestors for any of the PINs.

The City of Chicago will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel(s). The City of Chicago agrees to submit to the Cook County Office of Economic Development No Cash Bid reports on the status of each parcel for five years or until development is complete, whichever occurs last.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Butler, seconded by Commissioner Murphy, moved the Approval of Communication No. 301810, except for the following PIN Numbers: 25-14-101-055-0000, 25-14-101-056-0000, 25-22-304-007-0000, 25-34-312-040-0000. The motion carried.

301811 CITY OF HARVEY (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Eric J. Kellogg, Mayor, City of Harvey.

Re: No Cash Bid Request Package for the City of Harvey.

The purpose of this letter is to inform you of the City of Harvey's desire to participate in the Cook County No Cash Bid program. The City is interested in acquiring certain properties located within Harvey that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request to obtain the following 30 vacant abandoned and improved commercial properties:

CITY OF HARVEY

<u>PROPERTY</u> <u>NUMBER</u>	<u>INDEX</u>	<u>VOLUME</u>	<u>PROPERTY</u> <u>NUMBER</u>	<u>INDEX</u>	<u>VOLUME</u>
29-07-301-060-0000		198	29-17-416-057-0000		209
29-07-326-040-0000		198	29-17-419-036-0000		209
29-07-326-041-0000		198	29-17-419-037-0000		209
29-07-326-042-0000		198	29-17-419-038-0000		209
29-07-326-043-0000		198	29-17-419-039-0000		209
29-07-326-044-0000		198	29-17-419-040-0000		209
29-07-326-045-0000		198	29-18-106-018-0000		210
29-07-327-052-0000		198	29-18-227-007-0000		210
29-17-414-039-0000		209	29-18-227-008-0000		210
29-17-414-040-0000		209	29-18-227-009-0000		210
29-17-414-061-0000		209	29-20-201-001-0000		213
29-17-414-062-0000		209	29-20-201-002-0000		213
29-17-416-045-0000		209	29-20-201-003-0000		213
29-17-416-046-0000		209	29-20-201-004-0000		213
29-17-416-047-0000		209	29-20-201-036-0000		213

The City intends to use each of these 30 vacant abandoned and improved commercial properties for commercial redevelopment in order to expand tax revenues and development within the City. Currently, there is no third party applicant for any of the parcels.

The City agrees to report the status of each parcel to the Cook County Office of Economic Development annually for five consecutive years or until the intended use is complete, whichever is last. Also, the City will apply for tax exempt status on each parcel once a tax deed is obtained until a developer is designated.

The City has retained Hiskes, Dillner, O'Donnell, Marovich & Lapp, and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 301811 as amended, except for the following PIN Numbers: 29-07-301-060-0000, 29-07-326-041-0000, 29-07-326-042-0000, 29-07-326-043-0000, 29-07-326-044-0000, 29-07-327-052-0000, 29-17-419-036-0000, 29-17-419-037-0000, 29-17-419-038-0000, 29-17-419-039-0000, 29-17-419-040-0000, 29-18-227-007-0000. The following PIN Numbers have been Withdrawn: 29-07-326-040-0000, 29-18-227-008-0000, 29-18-227-009-0000, 29-20-201-001-0000. The motion carried.

301812 CITY OF HARVEY (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Eric J. Kellogg, Mayor, City of Harvey.

Re: No Cash Bid Request Package for the City of Harvey.

The purpose of this letter is to inform you of the City of Harvey's desire to participate in the Cook County No Cash Bid program. The City is interested in acquiring certain properties located within Harvey that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request to obtain the following vacant abandoned and improved multi-unit residential property:

CITY OF HARVEY

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
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29-18-100-037-0000	210
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The City intends to use this vacant abandoned and improved multi-unit residential property for commercial redevelopment in order to expand tax revenues and development within the City. Currently, there is no third party applicant for this parcel.

The City agrees to report the status of this parcel to the Cook County Office of Economic Development annually for five consecutive years or until the intended use is complete, whichever is last. Also, the City will apply for tax exempt status on this parcel once a tax deed is obtained until a developer is designated.

The City has retained Hiskes, Dillner, O'Donnell, Marovich & Lapp, and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved to Receive and File Communication No. 301812. The motion carried.

301813 VILLAGE OF DOLTON (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Ronnie C. Lewis, Mayor, Village of Dolton.

Re: No Cash Bid Request Package for the Village of Dolton.

This letter is to inform you that the Village of Dolton is interested in receiving a No Cash Bid for the following parcel:

VILLAGE OF DOLTON

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
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29-03-202-034-0000	194
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This Request Package contains one (1) Property Index Number (PIN).

PIN# 29-03-202-034-0000, abandoned commercial property, is a key component to the revitalization of the downtown area of the Village of Dolton. We have taken title to properties to the west and north, with your assistance. No third party requestor.

The Village of Dolton agrees to:

File for tax exempt status and maintain status until tax deed(s) are conveyed to a developer(s)

Retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel(s).

Submit, to the Cook County Office of Economic Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Beavers, moved to Receive and File Communication No. 301813. The motion carried.

301814 VILLAGE OF DOLTON (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Ronnie C. Lewis, Mayor, Village of Dolton.

Re: No Cash Bid Request Package for the Village of Dolton.

This letter is to inform you that the Village of Dolton is interested in receiving a No Cash Bid for the following parcel:

VILLAGE OF DOLTON

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
29-03-423-005-0000	194

This Request Package contains one (1) Property Index Number (PIN).

PIN# 29-03-423-005-0000, abandoned industrial property. This is located in a small industrial park, and is not being used, by any licensed businesses. This could help a 20 year business grow. Although the Village has not received a formal third party request for this parcel. The owner of the adjacent business has shown interest.

The Village of Dolton agrees to:

1. File for tax exempt status and maintain status until tax deed(s) are conveyed to a developer(s).
2. Retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel(s).

Submit, to the Cook County Office of Economic Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Beavers, moved to Receive and File Communication No. 301814. The motion carried.

301815 VILLAGE OF DOLTON (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Ronnie C. Lewis, Mayor, Village of Dolton.

Re: No Cash Bid Request Package for the Village of Dolton.

This letter is to inform you that the Village of Dolton is interested in receiving a No Cash Bid for the following parcels:

VILLAGE OF DOLTON

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
29-10-106-001-0000	202
29-10-106-002-0000	202
29-10-106-003-0000	202

This Request Package contains three (3) Property Index Numbers (PIN).

PIN# 29-10-106-001-0000, 29-10-106-002-0000 and 29-10-106-003-0000 abandoned commercial property, have been vacant and blighted for over 15 years now. We will probably have to demolish the building and land bank the property until we can find a user. No third party requestors.

The Village of Dolton agrees to:

1. File for tax exempt status and maintain status until tax deed(s) are conveyed to a developer(s).
2. Retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel(s).

Submit, to the Cook County Office of Economic Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Beavers, moved to Receive and File Communication No 301815. The motion carried.

301816 VILLAGE OF EAST HAZEL CREST (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Patricia Lazuka, Village Administrator, Village of East Hazel Crest.

Re: No Cash Bid Request Package for the Village of East Hazel Crest.

I respectfully submit for your approval the Village of East Hazel Crest's request to acquire the following vacant unimproved commercial property in an effort to increase tax revenues and development within Village limits. The single parcel is identified with the Property Index Number (PIN) of:

VILLAGE OF EAST HAZEL CREST

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
29-29-404-004-0000	216

The Village of East Hazel Crest has identified this parcel as a potential site for commercial redevelopment and public roadway expansion. This parcel is immediately adjacent to a TIF district within the Village of East Hazel Crest that is scheduled for development. The development is contingent upon approval from IDOT of a traffic signal at the intersection of 174th Street and Halsted Street. IDOT requires that the roadway in the vicinity of the traffic light be widened which requires additional right-of-way. This parcel would be necessary if the Village of East Hazel Crest is to meet that requirement. East Hazel Crest is a small land locked community with a small business base. This particular TIF is the only area of opportunity for economic development; therefore the installation of traffic signal is crucial to our economic expansion; which means that in order to make it happen we need additional right-of-way. This parcel will satisfy the right-of-way requirement.

The Village of East Hazel Crest will file for and maintain tax exempt status for the portion of the property that will be used for public roadway and until a developer is located for any remainder.

There is no third party request, proposal or agreement by a developer, organization or other private party for this no-cash bid request.

The Village of East Hazel Crest will retain the legal services of Hiskes, Dillner, O'Donnell, Marovich & Lapp, LTD, attorneys for the Village, to obtain the tax deed and the Village will bear all legal and other costs associated with acquisition of the parcel.

The Village of East Hazel Crest will also annually report to the Cook County Office of Economic Development informing and updating the County as to the status of the parcel of property for five years or until the intended development is completed, whichever comes last.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved to Approve Communication No 301816. The motion carried.

301817 VILLAGE OF GLENWOOD (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Kerry Durkin, Village President, Village of Glenwood.

Re: No Cash Bid Request Package for the Village of Glenwood.

Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2009 County Scavenger Sale for the parcel of property identified below:

VILLAGE OF GLENWOOD

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
32-09-201-023-0000	011

This request package is for the one (1) Property Index Number (PIN) described above.

I believe that utilization of the County's No Cash Bid Program is the only means by which this property can be returned to the tax rolls. The above identified property consists of an industrial building that is located within the Village of Glenwood's industrial park. The building on this property has been vacant for several years, is run down and is in need of environmental remediation. Other efforts to use the County's tax sale procedure to transfer this property to a user that will actually occupy the property, pay taxes and create jobs have failed. This property was previously sold for delinquent taxes for the year 2002 and prior years (Certificate of Purchase No. 02-0000194). However, after the tax purchaser determined that the property was in need of environmental remediation, this sale was vacated by a Court order dated January 23, 2008. Submitted under Tab 1 is a copy of the January 23, 2008 court order that vacated the tax sale of this property because the property contained "hazardous materials requiring removal under the Illinois EPA and the U.S. EPA."

Property taxes have not been paid on this property for many years. The title work enclosed with this package reflects that the taxes due for the first and second installments for the 2006 and 2007 taxes have not been paid. The first installment for the 2008 taxes also remains unpaid. In addition, the submitted January 23, 2008 court order vacating the 2002 tax sale as a sale in error obligates the County to reimburse the prior tax purchaser all the taxes that it has paid. It is therefore appears that this property has not contributed property tax revenue since at least 2002.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Beavers, seconded by Commissioner Butler, moved the Approval of Communication No. 301817. The motion carried.

301818 VILLAGE OF GLENWOOD (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Kerry Durkin, Village President, Village of Glenwood.

Re: No Cash Bid Request Package for the Village of Glenwood.

Please accept this letter as the Village of Glenwood's application to participate in the Cook County No Cash Bid Program for the 2009 County Scavenger Sale for the parcel of property identified below:

VILLAGE OF GLENWOOD

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
02-03-336-157-0000 <u>32-03-336-157-0000</u>	009

This request package is for the one (1) Property Index Number (PIN) described above.

The above property is a small, vacant, unimproved 20 foot by 65 foot parcel of property that is located in area that was previously subdivided in the early 1970's but never built. In total, the area where this parcel is located includes 163 unimproved lots. All these unimproved 163 lots make up a rectangular area of approximately 615 feet by 1,295 feet (18.28 acres). This area is located adjacent to and east of railroad tracks. In the mid 1990's the Village acquired title to all but 6 of the lots in this area through tax deeds that were recorded as document numbers 94-471283 and 95-146723. The single lot that is the subject of this application is surrounded on all sides by other lots that were acquired by the Village of Glenwood in the mid 1990's. This single lot is not improved and is not served by any roads or utilities.

Property taxes have not been paid on the subject property for many years. The title work enclosed with this package reflects that the taxes have not been paid for this parcel since 1987.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Beavers, seconded by Commissioner Butler, moved to Approve Communication No 301818 as Amended. The motion carried.

301820 VILLAGE OF PARK FOREST (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from John A. Ostenburg, Mayor, Village of Park Forest.

Re: No Cash Bid Request Package for the Village of Park Forest.

The purpose of this letter is to advise you of the Village of Park Forest's desire to participate in the 2009 Cook County No Cash Bid Program Scavenger Sale. The Village is interested in acquiring four (4) industrial properties comprising the address 2500 North Street within its boundaries that have been delinquent in real estate taxes for two or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request package to obtain the four (4) Property Index Numbers (PINs) listed herein, which are all located within the Village of Park Forest.

VILLAGE OF PARK FOREST

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
31-25-207-023-0000	179
31-25-207-024-0000	179
31-25-207-025-0000	179
31-25-207-026-0000	179

The Village intends to promote, encourage and facilitate redevelopment of the vacant industrial property and to return the properties to the property tax rolls to benefit the taxing bodies and to add to the quality of life in the South Suburbs.

As part of this request, I have submitted all the information that is required by the Cook County Board of Commissioners to enable us to participate in this program. The Village of Park Forest will retain the services of an attorney to proceed to a tax deed and perform all other legal activities associated with this program.

The Village of Park Forest agrees to submit to Cook County Office of Economic Development an annual report on the status of each parcel for five years or until development is complete, whichever occurs last. No requests have been received by the Village of Park Forest from Third Party developers or organizations.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved to Approve Communication No. 301820. The motion carried.

301821 VILLAGE OF PARK FOREST (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from John A. Ostenburg, Mayor, Village of Park Forest.

Re: No Cash Bid Request Package for the Village of Park Forest.

The purpose of this letter is to advise you of the Village of Park Forest's desire to participate in the 2009 Cook County No Cash Bid Program Scavenger Sale. The Village is interested in acquiring undeveloped residential properties (vacant land) within its boundaries that have been delinquent in real estate taxes for two or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request package to obtain the four (4) vacant land residential properties listed herein, which are all located within the Village of Park Forest. The Village of Park Forest intended use of these properties by address follows.

VILLAGE OF PARK FOREST

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
31-36-102-010-0000	179 <u>180</u>
31-36-102-011-0000	179 <u>180</u>
31-36-102-012-0000	179 <u>180</u>
31-36-102-013-0000	179 <u>180</u>

The Village intends to identify and work with a residential developer to construct new homes on the vacant land and to return the properties to the property tax rolls to benefit the taxing bodies and to add to the quality of life in the South Suburbs.

The Village intends to file for tax exempt status at the appropriate time and will maintain the tax exempt status until the tax deeds are conveyed to a developer.

The Village of Park Forest agrees to submit to Cook County Office of Economic Development an annual report on the status of each parcel for five years or until development is complete, whichever occurs last. No requests have been received by Village of Park Forest from Third Party developers or organizations.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 301821 as Amended. The motion carried.

301822 VILLAGE OF RICHTON PARK (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Hal Bittinger, Acting Village Manager, Village of Richton Park.

Re: No Cash Bid Request Package for the Village of Richton Park.

On behalf of the Village of Richton Park, I would like to respectfully request that we be allowed to obtain title to the following property through the county's No Cash Bid Program.

VILLAGE OF RICHTON PARK

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
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31-35-321-025-0000	180
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This request package contains one (1) Property Index Number (PIN).

The Village of Richton Park intends to use PIN# 31-35-321-025-0000, which is currently unimproved vacant land, for critical storm water management infrastructure to alleviate flooding in adjacent subdivisions. This parcel contains a floodway and floodplain that must be maintained and the village requires additional storm water detention to prevent the type of flooding that has badly damaged homes in this area in recent years.

The Village of Richton Park will file for tax exempt status because we will retain the PIN for municipal use.

There is no Third Party Request, by a developer, organization or other private party, in which the municipality would convey the perfected tax deed(s) to that Third Party Requestor. The Village intends to own and maintain this property for as long as storm water management needs persist for this area.

The Village of Richton Park will retain legal counsel to obtain the tax deed and bear all legal and other costs associated with acquisition of the parcel.

The Village of Richton Park agrees to submit, to the Cook County Office of Economic Development, No Cash Bid Reports on the status of each parcel for five years or until development is complete, whichever occurs last, as required by the Cook County No Cash Bid Ordinance.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved Approval of Communication No. 301822. The motion carried.

301823 VILLAGE OF SCHILLER PARK (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Anna Montana, Mayor, Village of Schiller Park.

Re: No Cash Bid Request Package for the Village of Schiller Park.

This letter is to express the Village of Schiller Park's interest in receiving a No Cash Bid for a parcel located in Schiller Park commonly known as 4130 North Denley Avenue. The permanent index number of the parcel requested is:

VILLAGE OF SCHILLER PARK

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
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12-16-307-028-0000	064
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This request package contains one (1) Property Index Number (PIN). The PIN requested is currently a vacant parcel in the Village of Schiller Park. It is the intent of the Village of Schiller Park, as part of its overall economic development strategy to acquire the Subject Property and return it to a beneficial use for the citizens of the Village. The property contains a water main, sewer main and manholes for both. Current plans include a neighborhood park facilitating redevelopment efforts surrounding the Subject Property.

The Village of Schiller Park has retained legal counsel in order to obtain the tax deed and will bear all costs associated with the acquisition of the parcel. In accordance with the requirements of the Cook County No Cash Bid Ordinance, the Village of Schiller Park will submit to the Cook County Office of Economic Development a No Cash Bid Report on the status of each parcel for five years or until development is complete whichever comes last.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 301823. The motion carried.

301824 VILLAGE OF STEGER (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Louis Sherman, Village President, Village of Steger.

Re: No Cash Bid Request Package for the Village of Steger.

The Village of Steger is interested in receiving a No Cash Bid for one parcel of vacant property located at 3300 Lewis Avenue in Steger, Illinois. The Property Index Number (PIN) for this parcel is:

VILLAGE OF STEGER

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
32-33-412-021-0000	021

The Village of Steger will file for tax exempt status because it will be using the property as additional parking and possible future Fire Department personnel training facility. No third party is involved in this action. The Village of Steger retains Franklin Burkey as attorney for the Village. Mr. Burkey will obtain the tax deed and other legal requirements. Mr. Burkey's expenses are paid by the Village.

The Village of Steger will submit, to the Cook County Office of Economic Development, No Cash Bid Reports on the status of the parcel for five years or until the project has been completed, whichever occurs last, as required by Cook County Ordinance. The Village expects to begin using the property immediately for Fire Department parking.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 301824. The motion carried.

301825 VILLAGE OF SUMMIT (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Joseph W. Strzelczyk, Village President, Village of Summit.

Re: No Cash Bid Request Package for the Village of Summit.

The Village of Summit respectively requests consideration of the Cook County Board for a No Cash Bid on certain delinquent property located in the Village of Summit.

This package contains two (2) Property Index Numbers:

VILLAGE OF SUMMIT

<u>PROPERTY INDEX NUMBER</u>	<u>VOLUME</u>
18-I3-312-048-0000	80
18-I3-312-049-0000	80

The property is currently abandoned and an eyesore to the community. The land is contaminated due to a dry cleaning establishment that was formerly operating on the site. The Village intends to acquire this property, designated as a "brownfield", in order to enter into a site remediation program for clean-up. The Village must own it in order to clean it up and secure a "No Further Remediation" letter. Once the clean-up is done, the property will be offered for sale to a

developer through a bid procurement process at fair market value.

The Village will file for tax exempt status once acquired, and will maintain the tax exempt status until the deed is conveyed to a developer. There is no third party request.

The Village will retain legal counsel to obtain the tax deed and will bear all legal and other costs associated with the acquisition of the parcels. The Village agrees to submit to the Cook County Office of Economic Development No Cash Bid Reports on the status of each parcel for five (5) years or until development is completed.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Murphy, seconded by Commissioner Butler, moved the Approval of Communication No. 301825. The motion carried.

302409 CITY OF HARVEY (NO CASH BID REQUEST). Transmitting a Communication from Deborah Sims, Chairman, Tax Delinquency Subcommittee, submitting a request from Eric J. Kellogg, Mayor, City of Harvey.

Re: No Cash Bid Request Package for the City of Harvey.

The purpose of this letter is to inform you of the City of Harvey's desire to participate in the Cook County no-cash bid program. The City is interested in acquiring certain properties located within Harvey that are delinquent in real estate taxes or special assessments for two or more years, pursuant to 35 ILCS 200/21-90.

Please accept this request to obtain the following abandoned and improved commercial property:

<u>VOLUME</u>	<u>PROPERTY INDEX NUMBER</u>
209	29-17-414-060-0000

The City intends to use this abandoned and improved commercial property for commercial redevelopment in order to expand tax revenues and development within the City. Currently, there is no third-party-applicant for this parcel.

The City agrees to report the status of this parcel to the Cook County Department of Economic Development annually for five consecutive years or until the intended use is complete, whichever is last. Also, the City will apply for tax exempt status on this parcel once a tax deed is obtained until a developer is designated. The City has retained Hiskes, Dillner, O'Donnell, Marovich & Lapp, and will bear all costs to proceed to tax deed and perform all other legal and other activities associated with this program.

***Referred to the Committee on Tax Delinquency Subcommittee on July 21, 2009.**

Commissioner Beavers, seconded by Commissioner Murphy, moved the Approval of Communication No. 302409. The motion carried.

Chairman Sims asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-108(dd):

1. George Blakemore – Concerned Citizen

Commissioner Beavers moved to adjourn the meeting, seconded by Commissioner Murphy. The motion carried and the meeting was adjourned.

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION
WITH REGARD TO THE MATTER NAMED HEREIN:**

Communication Number 301809	Approved as Amended - Except for the following PIN Numbers: 16-13-327-020-0000, 20-23-402-004-0000, 25-27-103-001-0000
Communication Number 301810	Approved - Except for the following PIN Numbers: 25-14-101-055-0000, 25-14-101-056-0000, 25-22-304-007-0000, 25-34-312-040-0000
Communication Number 301811	Approved as Amended - Except for the following PIN Numbers: 29-07-301-060-0000, 29-07-326-041-0000, 29-07-326-042-0000, 29-07-326-043-0000, 29-07-326-044-0000, 29-07-327-052-0000, 29-17-419-036-0000, 29-17-419-037-0000, 29-17-419-038-0000, 29-17-419-039-0000, 29-17-419-040-0000, 29-18-227-007-0000. The following PIN Numbers have been Withdrawn: 29-07-326-040-0000, 29-18-227-008-0000, 29-18-227-009-0000, 29-20-201-001-0000
Communication Number 301812	Received and Filed
Communication Number 301813	Received and Filed
Communication Number 301814	Received and Filed
Communication Number 301815	Received and Filed
Communication Number 301816	Approved
Communication Number 301817	Approved
Communication Number 301818	Approved as Amended
Communication Number 301820	Approved
Communication Number 301821	Approved as Amended
Communication Number 301822	Approved
Communication Number 301823	Approved
Communication Number 301824	Approved
Communication Number 301825	Approved
Communication Number 302409	Approved

Respectfully submitted,
Tax Delinquency Subcommittee

Deborah Sims, Chairman

Attest:

Matthew B. DeLeon, Secretary

*The audio recording for this meeting is available from the Office of the Secretary to the Board, 118 North Clark Street, Room 567, Chicago, IL 60602.